

NASHUA HISTORIC DISTRICT COMMISSION

Monday, September 26, 2016 6:30 p.m. – Room 208, City Hall

Members:

Ald. David Schoneman
Robert Vorbach
Mariellen MacKay – Acting Chair
Edward Weber
Chris Barrett
Steve Edington

Also present:

Carter Falk, Deputy Planning Manager/Zoning

MINUTES:

August 22, 2016:

MOTION by Mr. Barrett to approve the minutes as presented, waive the reading, and place the minutes in the permanent file.

SECONDED by Mr. Vorbach.

MOTION CARRIED UNANIMOUSLY.

NEW BUSINESS:

Anthony Tringali, 20 Manchester Street, Nashua, NH

- 1. Anthony Tringali (Owner) 20 Manchester Street (Sheet 67 Lot 20) requesting approval to demolish an existing shed, and construct a 4' high, 30' long retaining wall. RB Zone, Ward 3.**

Mr. Tringali stated that the existing detached garage/shed is in disrepair, and really isn't safe to drive vehicles in and out of it, and would like to have it removed. He said that it is not being used for anything. He said that an engineer came out to look at it and said it's not capable of holding anything, and he'd rather get rid of the liability and take it down.

Mr. Falk said that in the original HDC file of the property, the structure was not indicated in the records.

Mr. Tringali said that he is planning on constructing a retaining wall, that would be 4 feet high, and 30 feet long, near the property line where the structure is. He said that the yard slopes downward to the back yard.

Ald. Schoneman asked why the retaining wall would be put in.

Mr. Tringali said that when you pull in, on the left, a wall will be needed just to hold in all the fill. He said that there is a partial wall. He said that the parking on the driveway area will just be extended towards the back, it'll slope a little bit down towards the back.

Mr. Barrett asked if the area will be black-topped when it's done, or stay as crushed stone.

Mr. Tringali said that his plan is to eventually black-top it, but not right away.

Mr. Weber asked if the same materials are going to be used for the wall.

Mr. Tringali said that they won't be the same materials. He said that it will look better.

SPEAKING IN FAVOR:

Debra Tringali, 21 James Drive, Hampstead, NH. Mrs. Tringali stated that the stairs that are there right now are crooked, and have been there for many years.

SPEAKING IN OPPOSITION OR WITH QUESTIONS OR CONCERNS:

Bill Broyles, 18 Manchester Street, Nashua, NH. Mr. Broyles asked what will be at the back.

Mr. Tringali said he'd be making a ledge there, so cars wouldn't drive off the back.

Mr. Broyles said that on his side, it acts as sort of a fence, and asked what the plan is there.

Mr. Tringali said that he planned on talking to Mr. Broyles about it, but said that he wants to continue the fence.

Mr. Broyles said that as long as the fences connect; there's a wooden one and a chain-link fence too, as long as they link up.

Mr. Broyles asked about the time frame for the work.

Mr. Tringali said hopefully by the end of this month.

Mr. Falk said that Mr. Tringali is here for two items, the first is the demolition of the garage/shed structure, which requires a building permit. He said that the second item is for the retaining wall, since it's proposed to be four feet, it requires a building permit. He said that the fence and grading and driveway are not for review before the Commission.

SPEAKING IN FAVOR – REBUTTAL:

Mrs. Tringali asked who owns the fence.

Mr. Broyles said that the fence was there when they moved in eighteen years ago, he said he's not sure who put it up, it's an existing fence.

Mr. Falk said that a building permit is not needed for a stockade fence.

Mr. Vorbach said that the Commission can't really look at the aesthetics of the wall, it's not a fieldstone wall or anything. He said that a 4' high by 30 foot long wall will need the building permit, and maybe some engineering as well. He said that the loss of the garage is not a negative thing.

MOTION by Mr. Weber to approve the request, as presented.

SECONDED by Mr. Barrett.

MOTION CARRIED UNANIMOUSLY.

OTHER BUSINESS:

Expansion of Historic District:

Mr. Falk said that a proposed map was sent out that showed that Chester Street was left out, and Swart Terrace. He mentioned the few homes around the intersection of Swart and Berkeley that are left out, since they actually are on Swart.

Discussion ensued about these lots, such as ownership and including them in the District, even though they are on Swart Terrace.

Ald. Schoneman said that most of the discussion from our public meeting against the proposal was from folks living on Swart Terrace and Chester Street.

Mr. Barrett asked what the process would be should this expansion go forward.

Ald. Schoneman said that the Board of Alderman would have to approve it, and it would be a Resolution. He said that in advance of that, we should invite the folks from Berkeley Street in another meeting to see what kind of response we get.

Mr. Falk said it would be nice to get a good showing of residents, instead of just a handful of people.

Ald. Schoneman said that there is no rush on this, and we need to do it right.

Mr. Falk said that perhaps something like a self-addressed postcard could be given to each homeowner on Berkeley Street, and they can check off whether they are favorable or not to being in a historic district.

Ald. Schoneman asked if we could do a mailing.

Mr. Falk said that could work, and it would be nice to get an answer from everyone on the street instead of just a few homes.

Mrs. MacKay said that we'd have a better rate of return if we have a self-addressed stamped envelope.

Mr. Weber said that perhaps there could even be an option where they email the response instead of mailing it.

Mr. Barrett said if we knew everyone's email, we could email the residents.

Mr. Barrett asked if there is any reason why we can't extend it on Berkeley Street through to Granite Street, there's some nice homes there.

Ald. Schoneman asked if we can add the three lots and include those people in the mailing, and the lot at the corner of Swart and Berkeley.

Mr. Falk said that he can request that the GIS Department update the map to include the three lots that were discussed. He said as far as a mailing, he could come up with a draft to review for the next meeting.

Ald. Schoneman said that he can start to get some conversations going, and to talk to the Bellevances, as they seem to be supporters.

Mr. Weber said it would be good to have Greeley Park go to the Alderman, and to have it go for the National Register of Historic Places.

Ald. Schoneman said that the more protection that we can get, the better.

Mr. Falk mentioned the very back of the Bellevance property, there is a large tract in the back that isn't developed.

Mr. Weber said it would be best to talk to them, see how they feel about it.

Ald. Schoneman said he thinks there are some protections in place already from their family.

Mrs. MacKay asked who will be going to ask all these people if they want their property included.

Mr. Weber said he thinks we should send something out, and see how the comments are.

Mr. Falk said he's not sure yet if there are any cases scheduled for next month, as there is still time for people to submit.

Mr. Edington asked what the rationale is for including Greeley Park.

Ald. Schoneman said it's just for extra protection, in case anyone wants to build anything there. He said that there is Aldermanic protection too, and this would be another layer.

Mr. Vorbach said that on Concord Street, there are two houses that are having work done, both houses on either side are doing roofing, one is using slate and the other is house is putting a roof on top of that flat tower. He said that we deal with aesthetics, and they didn't come to us.

Mr. Falk said that if someone is just changing the shingles, they don't need a permit, but if they are changing the roof line or pitch, or adding something, then it does require HDC review.

Mr. Vorbach said that they added a copper roof.

Mr. Falk said that they may not have submitted any plans for it, he said he's not sure, but if it's a structural change, it should come before the Commission.

Mr. Vorbach said he's seen examples of people doing things without our approval.

Mr. Falk asked if it was the corner of Elliott and Concord Streets.

Mr. Vorbach said it's the corner of Columbia and Concord Street, one on the north and one on the south.

Mr. Falk said that if it's the Kossayda residence, they called us, along with their roofing company, and it appeared as if they didn't need a permit.

Mr. Vorbach said aesthetically, it's fine.

Mr. Falk said that staff will check it out.

ADJOURNMENT:

The meeting was adjourned at 7:25 p.m.

CF/cf